

HAVANT BOROUGH COUNCIL
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SITE VIEWING WORKING PARTY AGENDA

Membership: Councillor Crellin (Chairman)

Councillors Bowdell, Fairhurst, Linger, Milne, Moutray, Richardson, Scannell and Weeks

Relevant Ward Councillors, Who Are Not Members of the Planning Committee

Councillors Philip Munday, Imogen Payter and Tim Pike

Meeting: Site Viewing Working Party

Date: 8 December 2022

Time: 1.30 pm

Will Members please meet in the Public Service Plaza's Reception and remember to bring with them their copy of the agenda for the next meeting of the Planning Committee, reflective waistcoats/coats and wear appropriate footwear.

Members not on the Working Party are invited to meet with the Working Party onsite for applications within their wards or of general interest. Members intending to meet the Working Party onsite or wish to speak to me during the meeting of the Working Party are requested to contact me on 02392 446232.

Councillors are reminded that visits to sites/neighbouring land can only be undertaken with the agreement of the landowner(s) concerned. If such agreement is not forthcoming the Planning Committee will need to rely on the report of the Officers authorised to gain entry under s324 of the Town and Country Planning Act 1990 and s88 of the Listed Buildings Act as these Acts do not automatically give the SVWP the right to enter private property. Councillors and Officers should also remember that when undertaking a site inspection on private property that they should be aware of this fact and care should be taken not to

interfere with or damage any property. If a Councillor wishes to take photographs from the application or a third party site he or she should, as a matter of courtesy, seek the consent of the landowner. As Site Viewing is a meeting of the Council, Councillors and Officers are reminded that they should conduct themselves accordingly while on site.

If any member needs to get in touch with the Working Party during the meeting they can be contacted on 07966 491886.

The business to be transacted is set out below:

Monday, 5 December 2022

Contact Officer: Mark Gregory 023 92446232
Email: mark.gregory@havant.gov.uk

	Page
1 Apologies	
2 Minutes	1 - 2
3 Declarations of Interests	
4 Site Visits	
5 APP/21/00678 - Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant	
Proposal: Application for Reserved Matters Approval pursuant to Outline Planning Permission APP/19/00007 for the layout, scale, appearance and landscaping of 70 dwellings and associated works. Request for approval of details pursuant to Conditions 5 (Arboriculture); 7 (landscaping); 8 (drainage); 10 (boundary treatments); 13 (levels); 15 (highways); 17, 18 and 19 (archaeology); 21 and 32 (lighting).	
(For the report and papers please see the agenda for the Planning Committee to be held on 15 December 2022)	
6 APP/21/01207 - Land adjacent to, Cooperative Society, 13 Middle Park Way, Havant	
Proposal: Demolition of 8 no. garages and erection of a 2 storey building to provide 4 no. 1 bed flats	
(For report and papers please see the agenda for the Planning Committee to be held on 15 December 2022)	

Extract From the Council's Constitution, Part Four, Section D, Councillors' Planning Code of Conduct

7 Site Visits/Inspections

- 7.1 Do try to attend site visits organised by the Council where possible.
- 7.2 Don't request a site visit unless you feel it is strictly necessary because:
 - 7.2.1 particular site factors are significant in terms of the weight attached to them relative to other factors or the difficulty of their assessment in the absence of a site inspection; or
 - 7.2.2 there are significant policy or precedent implications and specific site factors need to be carefully addressed.
- 7.3 Do ensure that you report back to the Committee any information gained from the site visit that you feel would benefit all members of the Committee
- 7.4 Do ensure that you treat the site visit only as an opportunity to seek information and to observe the site.
- 7.5 Do ask the officers at the site visit questions or seek clarification from them on matters which are relevant to the site inspection.
- 7.6 Don't hear representations from any other party, with the exception of the Ward Councillor(s) who should focus only on site factors and site issues. Where you are approached by the applicant or a third party, advise them that they should make representations in writing to the authority and direct them to or inform the officer present.
- 7.7 Don't express opinions or views.
- 7.8 Don't enter a site which is subject to a proposal other than as part of an official site visit, even in response to an invitation, as this may give the impression of bias unless:
 - 7.8.1 you feel it is essential for you to visit the site other than through attending the official site visit;
 - 7.8.2 you have first spoken to the Development Control Manager about your intention to do so and why (which will be recorded on the file); and
 - 7.8.3 you can ensure you will comply with these good practice rules on site visits.

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HAVANT BOROUGH COUNCIL

At a meeting of the Site Viewing Working Party held on 24 November 2022

Present

Councillor: Crellin (Chairman)

Councillors: Linger, Richardson and Weeks

Other Councillor Wilson
Councillors

Officers: Neeru Kareer, Interim Executive Head of Place
Steve Weaver, Development Manager
Mark Gregory, Democratic Services Officer

10 Apologies

Apologies for absence were received from Councillors Bowdell, Fairhurst, Milne, Raines and Turner.

11 Minutes

The minutes of the Site Viewing Working Party held on 27 September 2022 were approved as a true record.

12 Declarations of Interests

There were no declarations of interests relating to matters on the agenda.

13 APP/21/01310 - Tournerbury Woods, Tournerbury Lane, Hayling Island

Proposal: Change of Use of land and woodland (retrospective) as a wedding and events venue, including retention of permanent ancillary buildings and structures, the erection of removable structures (including marquees and temporary facilities), and the use of the land as a campsite in association with events.

The site was viewed at the request of the Executive Head of Place.

The Working Party received a written report by the Executive Head of Place.

The Working Party viewed the site, the subject of the application, and Tournerbury Farm farmyard, to assess whether there were any additional matters that should be considered by the Planning Committee.

During the visit of the application site, the Members viewed the main features of the event area, the parking and toilet facilities, the relationship of the site to nearby residential properties and the access route to and from the site.

The Working Party also viewed the layout of Tournerbury Farm farmyard and the relationship of the buildings in this farmyard to the access to and from the application site.

During the site visit the Members were reminded that Woods Cottage and the alternative track referred to in permission APP/17/00207 did not form part of the application under consideration.

RESOLVED that, based on the site inspection and information available at the time, the following additional information be provided to the Planning Committee:

- (i) details of the proposed arrangements for monitoring attendances at the proposed events and how attendance records would be reported to the Council.

The meeting commenced at 1.30 pm and concluded at 2.55 pm

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Chairman